



TO: Mayor and Council

FROM: Elisabeth Challener, Managing Director of ZACH *Elisabeth Challener*
Sara Hensley, Director of Parks and Recreation Department *S Hensley*

DATE: October 26, 2010

SUBJECT: New Topfer Theatre at ZACH

In the 2006 City Bond Election, Austin voters approved \$10 million in funding for a new theatre at the ZACH campus, providing one of Austin's beloved institutions with a new home in a signature building at the corner of South Lamar Boulevard and the Riverside Drive extension.

ZACH is now ready to break ground on the new theatre. Construction is scheduled to begin in early December 2010 for construction completion in spring 2012 and opening in the fall of 2012. While every effort will be made to keep the impact on the neighborhood to a minimum, a certain amount of disruption is unavoidable. The ZACH Theatre delivery team is aware that the construction impact on available parking may be unpopular; unfortunately, construction sequencing requires a reduction of existing parking for the duration the construction phase. Once construction of the new theatre is completed, the current 41-space parking lot within the ZACH lease area will be replaced with a 63-space parking lot as shown on the attached future site plan.

While the site of the new theatre is perceived as an extension of Zilker Park, it is important to note that the ZACH lease area site is not dedicated parkland. According to May 1985 Ordinance No. 850502-U, Part 3, the lease area immediately becomes dedicated parkland upon the termination or cessation of the existing theatre use. Furthermore, the portion of Riverside Drive west of Lamar Boulevard was built as a park drive to access the Parks & Recreation Department (PARC) Headquarters parking lot. The park drive is not dedicated right of way.

As directors of ZACH and PARC, we have met to work out mutually beneficial parking agreements that address interim parking and parking controls during construction, as well as post-construction parking at the new Topfer Theatre:

- ZACH's parking lot to the east of PARC Headquarters, which is within the ZACH lease area, will be closed beginning January 2, 2011.
- The CIP Downtown Wastewater Tunnel Phase I & II will put additional pressure on the site circulation, traffic and parking. Construction trucks will be traveling on the Riverside Drive extension through the PARC parking lot on a daily basis.
- PARC's staff will park in the PARC parking lot to the west of the PARC Headquarters and will be encouraged to schedule meetings off-site to reduce the numbers of visitors to PARC Headquarters.

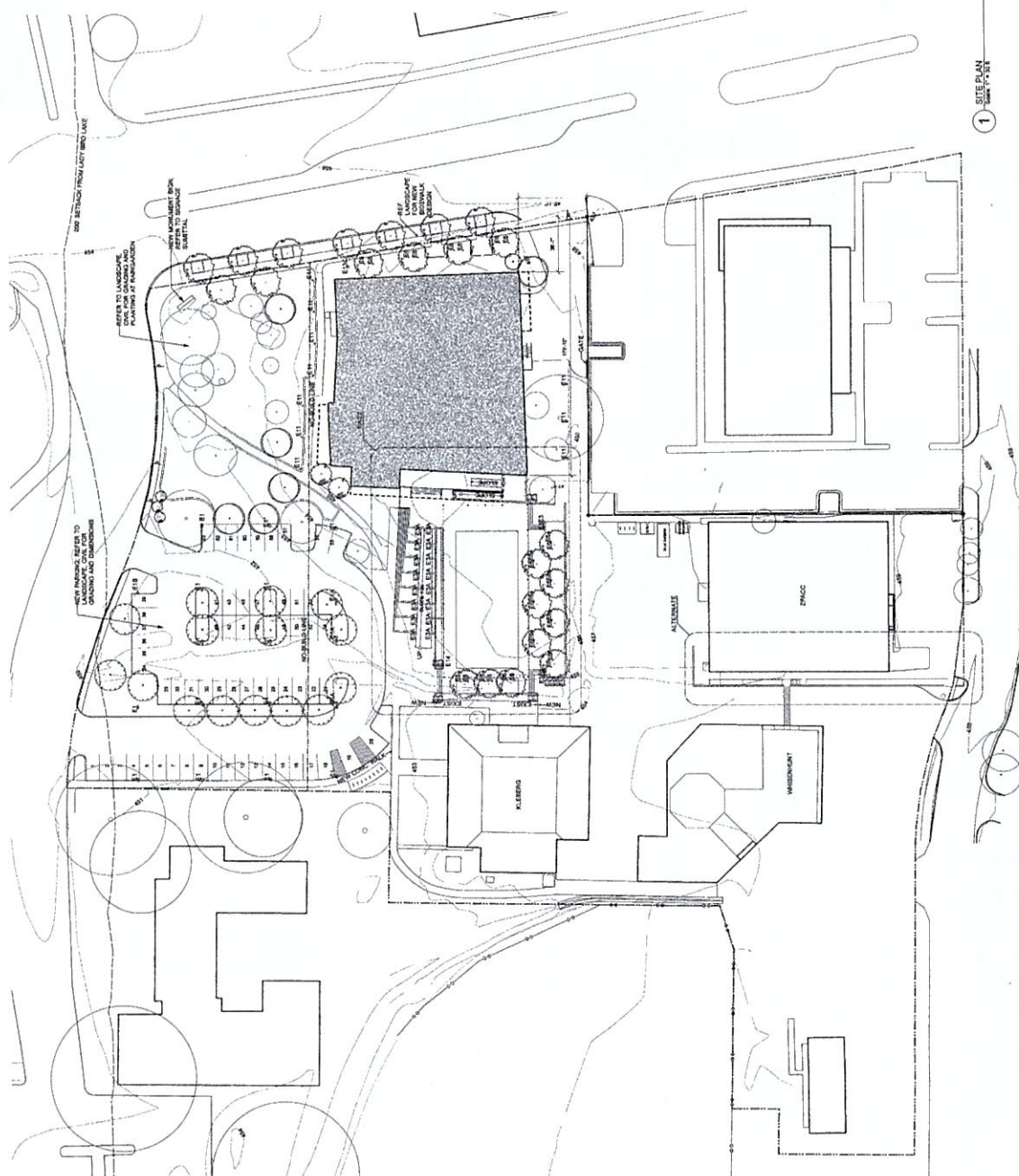
- ZACH has committed to require their Construction Manager at Risk team to cooperate with all of the site traffic and to minimize further impacts as much as possible. Construction-related parking will not occur on the Riverside Drive extension or in the PARD parking lot. In order to mitigate parking conflicts, the Construction Manager at Risk team will install several signs in early November that will remain in-place for the duration of construction. These signs include:
 - 1) Two signs located at the entrance to the Riverside Drive extension, one each at the corner on the north and south sides and facing diagonally towards the intersection. The sign on the south side will be placed in front of the existing PARD Headquarters sign. These signs will say "No Public Parking: M-F 7:00 am – 5:00 pm" and indicate the start and end dates of construction.
 - 2) One sign located at the entrance to the PARD parking lot that will say "STOP This Parking Lot is for PARD Employees Only: M-F 7:00 am – 5:00 pm" and indicate the start and end dates of construction.
 - 3) One sign located at the entrance to the ZACH parking lot east of PARD Headquarters that will read "Closed Beginning January 2, 2011."
 - 4) Two signs located near a stormwater line installation on the north side of the Riverside Drive extension to notify Hike and Bike Trail users that a portion of the trail will be reduced to approximately half its width for the duration of the stormwater line construction and to expect disruptions. Specific dates for the start and completion of the stormwater line installation will be indicated on the signs.
- ZACH and PARD are committed to developing a mutually beneficial agreement for post-construction parking at the new surface parking lot to be constructed within ZACH's lease area and at the existing surface parking lot to the west of the PARD building. Discussions have included allowing PARD staff to use ZACH's parking lot during normal working hours, and allowing ZACH staff and patrons to use the PARD parking lot in the evenings for shows or special events.

All of us involved in the creation of this new cultural facility for the City would like to emphasize that we are dedicated to mitigate the construction phase impact to existing parking to the greatest extent possible and to create a long-term post-construction parking solution for ZACH and PARD. We would be happy to meet with each of you to review fully and answer whatever questions that may arise.

xc: Marc A. Ott, City Manager
 Bert Lumbreras, Assistant City Manager
 Sue Edwards, Assistant City Manager
 Kevin Johns, Director, Economic Growth & Redevelopment Services Office
 Douglas Matthews, Chief Communications Officer
 Shelley Kilday, Budget Office Bond Program Manager
 Susan Benz, Benz Resource Group
 Nick Naccarato, Economic Growth & Redevelopment Services Office

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New Theatre at ZACH
Future Site Plan - N.T.S.